

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 1/38 Balmoral Avenue, Bentleigh

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price  or range between \$1,150,000 & \$1,265,000

## Median sale price

Median price \$957,000 Property type Unit Suburb Bentleigh

Period - From 1/1/2021 to 31/3/2021 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/5 Deborah Avenue, Bentleigh East	\$1,262,000	10/4/21
12a Gray Street, Bentleigh East	\$1,180,000	26/11/20
25b Bendigo Avenue, Bentleigh	\$1,251,000	16/4/21

This Statement of Information was prepared on: 22/4/2021